

Minneapolis Community Development Agency

Request for City Council Action

Date: August 26, 2002

To: Council Member Lisa Goodman, Community Development Committee

Refer to: MCDA Board of Commissioners

Prepared by Edythe Oliveto-Oates, Project Coordinator, Phone 612-673-5229

Approved by Chuck Lutz, MCDA Interim Executive Director _____

Subject: Tax Forfeit Land

Previous Directives: Review of the tax forfeited land list

Ward: City Wide

Neighborhood Group Notification: All neighborhood were notified.

Consistency with *Building a City That Works*: Goal 4 Preserve and enhance the historic structures urban institutions, environments and amenities that define Minneapolis. Objective A - Assure that downtown Minneapolis remains the retail, employment and entertainment center of the region, as well as home to a mix of residents who choose downtown as their neighborhood.

Comprehensive Plan Compliance: These activities are consistent with the Comprehensive Plan as shown on the Land Use Map and in conformance with all existing Redevelopment Plans for the affected areas.

Zoning Code Compliance: The properties to be acquired by the MCDA are properly zoned for their intended reuse.

Impact on MCDA Budget: (Check those that apply)

- ☐ No financial impact
- ☐ Action requires an appropriation increase to the MCDA Budget
- ☐ Action provides increased revenue for appropriation increase
- ☐ Action requires use of contingency or reserves

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X Other financial impact (Explain): These are normal activities consistent with the Agency's goals. There are sufficient funds available to pay the costs associated with the proposed action in FBG28VB.

Living Wage / Business Subsidy: Not Applicable

Job Linkage: Not Applicable

Affirmative Action Compliance: Not Applicable

RECOMMENDATION:

City Council Recommendation: The Interim Executive Director recommends that the City Council adopt the attached Resolution.

The Executive Director further recommends that this matter be referred to the Minneapolis Community Development Agency.

MCDA Board Recommendation: The Executive Director recommends that the Minneapolis Community Development Agency Board of Commissioners adopt the attached Resolution authorizing the submission of an application to the Commissioner of Revenue and Hennepin County for the conveyance and or sale of the properties listed in the Resolution.

The Executive Director further recommends that the Board of Commissioners approve the purchase of these properties for a cost not to exceed \$200,000.

The Minneapolis Community Development Agency (MCDA) has been notified by the County through Conservation/Non-Conservation List 1208 of properties which they have classified as non-conservation and they are requesting action by the City on these properties. The MCDA has worked with developers and property owners to develop the recommendations included in the attached resolutions. In accordance with changes to the State Statute the County now has the authority to deny any property that the City requests for conveyance or purchase. Also, the City/MCDA must pay fair market value for all properties received from the County/State for development/redevelopment. Hennepin County has not determined development/redevelopment to be a public purpose.

Recommendation of Properties to be Acquired by the MCDA

The Agency is recommending purchase of 13 properties for development. All of the 13 properties are located in target areas and the MCDA is, under the current state statute required to purchase these for their fair market value as established by the County. At this time the County staff has not received appraisals for these properties. Therefore,

staff is estimating that the cost to purchase these properties, based on their Fair Market Value for taxes, will be approximately \$168,000. A property-by-property description detailing the reason for the acquisition and the intended reuse of those parcels is set forth in the MCDA resolution. Acquisitions will be charged to CDBG (FBG28VB).

SPECIAL ASSESSMENTS

In accordance with Resolution 96R-089 the MCDA is not required to pay pre or post forfeit special assessments on tax forfeit properties located in target neighborhoods.

Recommendation of Properties to be released for Public and/or Private Sale

Staff is recommending that the properties listed in the attached resolution be released for public and/or private sale. One (1) properties on the list has been repurchased by the pervious owner.

RECOMMENDATION: The Executive Director recommends that the City Council adopt the attached Resolution.

The Executive Director further recommends that this matter be referred to the Minneapolis Community Development Agency.

The Executive Director recommends that the Minneapolis Community Development Agency Board of Commissioners adopt the attached Resolution authorizing the submission of an application to the Commissioner of Revenue and Hennepin County for the conveyance and or sale of the properties listed in the Resolution.

The Executive Director further recommends that the Board of Commissioners approve the purchase of these properties for a cost not to exceed \$200,000.

Approving the classification of certain forfeited land located in the City of Minneapolis, Hennepin County, Minnesota, as non-conservation and the conveyance thereof.

WHEREAS, the City Council of the City of Minneapolis, Hennepin County, Minnesota, has been advised by the County of Hennepin, Minnesota, that certain parcels of land in said City have become the property of the State of Minnesota under the provision of law declaring the forfeiture of lands to the State for nonpayment of taxes;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Minneapolis, that the parcels listed below which have not already been designated as non-conservation land be designated as such, and that all the property listed below be withheld from public and private sale and conveyed to the Minneapolis Community Development Agency.

TAX FORFEITED PROPERTIES TO BE ACQUIRED BY THE MCDA

<u>PIN NUMBER</u>	<u>ADDRESS</u>	<u>FORFEIT DATE</u>	<u>LEGAL DESCRIPTION</u>
03-028-24-44-0109	3641 – 5 th Ave. S.	5/23/02	LOT 009, BLOCK 001 "ELISABETH BROWN'S ADDITION TO MINNEAPOLIS"
09-029-24-42-0094	2931 Girard Ave. N.	5/23/02	LOT 13, BLOCK 8 VINTON PARK ADDITION TO MINNEAPOLIS
11-029-24-44-0032	1919 Monroe St. N.E.	5/23/02	LOT 12, BLOCK 30 "EAST SIDE ADDITION TO MINNEAPOLIS"
16-029-24-13-0089	2020 Fremont Ave. N.	5/23/02	NORTH 8 FEET OF LOT 12 AND SOUTH 38 FEET OF LOT 13, BLOCK 34 HIGHLAND PARK ADDITION TO THE CITY OF MINNEAPOLIS
17-029-24-11-0188	2319 Penn Ave. N.	5/23/02	LOT 6, BLOCK 1 "WYANT & KIICHLI'S ADDITION TO MINNEAPOLIS"
17-029-24-11-0230	2320 Sheridan Ave. N.	5/23/02	SOUTH 19.82 FEET OF LOT 1 AND NORTH 17.18 FEET OF LOT 2, BLOCK 8 "SUBDIVISION OF LOTS IN FERRANTS 1 ST ADDITION TO MINNEAPOLIS"
17-029-24-41-0062	2427 Golden Valley Rd.	6/20/02	LOT 7, BLOCK 3 EASTLAWN ADDITION TO MINNEAPOLIS
17-029-24-43-0193	1317 Thomas Ave. N.	5/23/02	LOT 10, BLOCK 3 "W H LAUDERDALES ADDITION TO MINNEAPOLIS"

20-029-24-41-0029	537 Queen Ave. N.	5/23/02	EXCLUDING ROAD LOT 4, BLOCK 2 C.G. MORRISON'S ADDITION TO MINNEAPOLIS MINNESOTA
35-029-24-31-0051	2732 – 12 th Ave. S.	5/23/02	LOT 1, BLOCK 1 TWELFTH (12 TH) AVENUE ADDITION TO MINNEAPOLIS
35-029-24-43-0142	2826 14 th Ave. S.	5/23/02	LOT 1 AND NORTH 10 FEET OF LOT 2, BLOCK 1 SHAW'S SUBDIVISION OF MERRIAM AND SHAW'S ADDITION TO MINNEAPOLIS MINNESOTA
35-029-24-44-0051	2927 Bloomington Ave.	5/23/02	LOT 8, BLOCK 4 ALLAN & ANDERSONS ADDITION
09-029-24-33-0081	2722 Newton Ave. N.	12/21/02	LOT 13, BLOCK 2 "SUPPLEMENT TO FOREST HEIGHTS MINNEAPOLIS"

BE IT RESOLVED by the City Council of the City of Minneapolis, that the parcels listed below which have not already been designated as non-conservation land be designated as such, and that all the property listed below be released for public auction.

<u>PID Number</u>	<u>Address</u>
06-028-23-31-0146	3432 – 36 th Ave. S.
11-028-24-32-0094	4217 Park Ave.
16-029-24-14-0037	2207 Lyndale Ave. N. (To be combined with 2203 Lyndale Ave. N.)
35-029-24-12-0111	1510 E. 23rd St.

BE IT RESOLVED by the City Council of the City of Minneapolis, that the parcels listed below be designates as non-conservation, and that they be released for private sale to adjacent property owners only.

11-029-24-44-0072	1806 Quincy St. N.E.
13-029-24-24-0144	1122 Pierce St. N.E.
15-029-24-23-0096	416 – 21 st Ave. N.
16-029-24-14-0117	912 – 22 nd Ave. N.

BE IT FURTHER RESOLVED that this matter be referred to the Minneapolis Community Development Agency for authorization to submit an application to the Commissioner of Revenue and the County of Hennepin for the purchase of those properties located in non-target areas and conveyance of said property located in target areas pursuant to the provisions of Minnesota Statutes 282.01, Subd. 1 and Subd. 1a, as amended by Laws 1990. Chapter 604, Article 3, Section 37.